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THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL COUNCIL MEETING
OF

WEDNESDAY, NOVEMBER 5, 1986

AT 7:00 P.M.

NORTH PARK THEATRE
2891 UNIVERSITY AVENUE
SAN DIEGO, CALIFORNIA

NOTICE OF SPECIAL MEETING OF THE CITY COUNCIL

To Council Members Wolfsheimer, Cleator, McColl, Jones,
Struiksma, Gotch, McCarty, and Martinez, members of the City
Council of the City of San Diego, California:

A SPECIAL MEETING of the City Council is hereby called to be held
at the North Park Theatre, 2891 University Avenue, San Diego,
California, at the hour of 7:00 p.m.

Said meeting will be held for the purpose of discussing the
Greater North Park Community Plan, rescinding the Park North-East
Community Plan and the North Park Commercial Area Plan, and the
Greater Golden Hill Precise Plan amendment.

Dated October 31, 1986 MAUREEN O'CONNOR, MAYOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 7:15 p.m.

Mayor O'Connor adjourned the meeting at 10:06 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-excused by R-267092
(vacation)
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Martinez-present
- Clerk-Abdelnour (bb)

FILE LOCATION: MINUTES

Nov-5-1986 RECORDER =bb

ITEM-600: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-not present

- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-not present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Martinez-present

ITEM-601:

Matters of:

1. Rescission of the 1970 Park North-East Community Plan. The Park North-East Community Plan is the currently adopted community plan for the Greater North Park area;
2. Rescission of the 1969 North Park Commercial Area Plan. The North Park Commercial Area Plan is a precise plan pertaining to North Park's central business district centering around 30th Street and University Avenue;
3. An amendment to the 1978 Greater Golden Hill Precise Plan to adjust the boundary between Greater Golden Hill and Greater North Park southward to incorporate two small areas in the 34th Street Canyon into the Greater North Park Community Plan area;
4. Approval of the proposed Greater North Park Community Plan, which is a comprehensive revision and update of the 1970 Park North-East Community Plan and the North Park Commercial Area Plan. The proposed Greater North Park Community Plan would establish guidelines for land use locations, development regulations and residential densities for the Greater North Park area. The proposed Greater North Park Community Plan also contains recommendations for rezonings which would occur as part of a subsequent implementation program;
5. An amendment to the Progress Guide and General Plan to reflect changes proposed by the Greater North Park Community Plan; and
6. Certification of Environmental Negative Declaration END-86-0471 pertaining to the proposed Greater North Park Community Plan and the proposed actions as indicated above.

The Greater North Park Community Plan area is comprised of approximately 1,466 acres. It is generally bounded by I-805 and State Route 15 on the east; the south

slopes of Mission Valley on the north; Park Boulevard, 28th Street and 32nd Street, on the west; Juniper Street on the south; and the 34th Street canyon area between the Greater North Park Community Plan area and the Greater Golden Hill Precise Plan area on the southwest. The Greater North Park Community Plan area is shown on the map on file with the City Clerk.
(Districts-3 and 8.

Subitem-A: (R-87-483) ADOPTED AS RESOLUTION R-266992
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Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-86-0471 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-87-482 Rev.1) ADOPTED AS AMENDED AS RESOLUTION
R-266993

Adoption of a Resolution approving the Greater North Park Community Plan; rescinding the Park North-East Community Plan and the North Park Commercial Area Plan; amending the Progress Guide and General Plan to become effective after the next omnibus hearing; and authorizing preparation of a Financing Plan for recommended public improvements in the Greater North Park Community.

Subitem-C: (R-87-484) ADOPTED AS AMENDED AS RESOLUTION
R-266994

Adoption of a Resolution approving the Greater Golden Hill Precise Plan amendment.

FILE LOCATION:

Subitems A and B - LAND Greater North Park
Community Plan;

Subitem C - LAND Greater
Golden Hill Precise Plan

COUNCIL ACTION: (Tape location: A005-D627.)

Hearing began at 7:15 p.m. and halted at 10:06 p.m.

Council Member Wolfsheimer entered at 8:10 p.m.

Testimony in opposition by Marshall Ward, Quentin Laywell, Reginald Burkett, John Minna, Ernestine Caone, Ronald Gardner,

John Bartlett, Joseph S. Albin, William Richardson, Julius McDaniel, Sylva Warner, Ray Purser, Edwin D. Austin, William Schenck, Don Leichting, George Wajoa, and Carol Landsman. Testimony in favor by Susan Hooking, Steve Fretes, Craig Hughes, Allan Smith, Patrick Edwards, Alan Hitch, Shirley Pauchnick, Catherine Carrick, Jenne Hill, Richard Brown, Tess Wilcoxson-Stowers, Katy McGee, Dr. Charles Green, and Mary Lou Ruane.

MOTION BY McCOLL TO ADOPT 1) SUBITEM A CERTIFYING THAT THE INFORMATION CONTAINED IN ENVIRONMENTAL NEGATIVE DECLARATION END-86-0471 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND STATE CEQA GUIDELINES, AND THAT SAID DECLARATION HAS BEEN REVIEWED AND CONSIDERED BY THE COUNCIL; 2) ADOPT SUBITEM B AS AMENDED WITH THE FOLLOWING REVISIONS: A) COMMERCIAL AREA 15. PERMIT A BONUS DENSITY OF UP TO 110 DWELLING UNITS PER ACRE FOR COMMERCIAL AREA 15 IF THERE IS COMPLIANCE WITH PARCEL ACCUMULATION STANDARDS, PROVISION OF ADEQUATE ACCESS TO PARCELS VIA ALLEYS OR SIDE STREETS, COMPLIANCE WITH URBAN DESIGN GUIDELINES AND THE DEVELOPMENT IS EXCLUSIVELY RESIDENTIAL. AMENITIES SHOULD ALSO BE PROVIDED INCLUDING SUBSTANTIAL LANDSCAPING AND USABLE OPEN SPACE IN THE FORM OF COMMON AREAS OR BALCONIES. (PAGE 17 NO. 1 OF THE PLANNING REPORT); B) COMMERCIAL SUPERBLOCK. REMOVE REFERENCES TO THE POSSIBLE COMMERCIAL SUPERBLOCK IN THE TEXT ON PAGE 50. REMOVE FIGURE 9A ON PAGE 53. (PAGE 17, NO. 2 OF THE PLANNING REPORT; C) SINGLE-FAMILY RESIDENTIAL AREA 4. EXPAND THE SINGLE-FAMILY AREA 4 BY MOVING THE NORTHERLY BOUNDARY ONE BLOCK NORTH FROM DWIGHT STREET TO LANDIS STREET BETWEEN 28TH STREET AND ALABAMA STREET AND EXPAND THE SINGLE-FAMILY AREA 4 BY MOVING THE NORTHERLY BOUNDARY TWO BLOCKS NORTH FROM REDWOOD STREET TO UPAS STREET (WEST OF BOUNDARY STREET) AND MYRTLE STREET (EAST OF BOUNDARY STREET) BETWEEN INTERSTATE 805 AND THE NORTH-SOUTH ALLEY WEST OF 30TH STREET. (PAGE 17, NO. 3 OF THE PLANNING REPORT; D) PROHIBITION OF RESIDENTIAL LOT CONSOLIDATIONS. PROHIBIT PARCEL CONSOLIDATION IN ALL AREAS THAT WOULD BE ZONED R-3000 OR R-2500 (DESIGNATED LOW-MEDIUM DENSITY AT 10-15 AND 10-15 UNITS PER NET ACRE). THIS WOULD INCLUDE AREAS 5, 6, 7 AND 8. (Page 18, NO. 4A OF THE PLANNING REPORT); 3) RESCINDING THE PARK NORTH-EAST COMMUNITY PLAN AND THE NORTH PARK COMMERCIAL PLAN AREA; 4) AMEND THE PROGRESS GUIDE AND GENERAL PLAN TO BECOME EFFECTIVE AFTER THE NEXT OMNIBUS HEARING; 5) AUTHORIZE PREPARATION OF A PUBLIC FACILITIES FINANCING PLAN FOR RECOMMENDED PUBLIC IMPROVEMENTS IN THE GREATER NORTH PARK COMMUNITY; AND ADOPT SUBITEM C TO AMEND THE BOUNDARY OF THE

GREATER GOLDEN HILL PRECISE PLAN PER ATTACHMENT 8 IN THE PLANNING REPORT.

MOTION WAS AMENDED AT THE SUGGESTION OF THE PLANNING DEPARTMENT

AND ACCEPTED BY THE MAKER TO BE INTRODUCED INTO THE COMMUNITY PLAN THE FOLLOWING LANGUAGE: 1) "THE CLUSTERING OF UNITS IN SINGLE-FAMILY ZONED AREAS THROUGH A PLANNED RESIDENTIAL AREA SHOULD ONLY BE APPROVED IF THE PROJECT CREATES UNITS WHICH STRONGLY RESEMBLE THE SCALE AND CHARACTER OF SURROUNDING DEVELOPMENT AND ACKNOWLEDGING IN THAT PLAN THAT THIS MAY

RESULT

IN SUBSTANTIALLY FEWER DEWELLING UNITS THAN ALLOWED BY THE R-1 ZONE; AND 2) ALONG THE SOUTH SIDE OF MEADE AVENUE, SOUTH OF RESIDENTIAL AREA 17, TAILORED ZONING SHOULD BE DEVELOPED IN SUCH A MANNER AS TO EASE THE TRANSITION BETWEEN THE DIFFERING DENSITIES OF AREAS 8 AND 17 TO THE EXTENT POSSIBLE AND THAT SIMILAR TAILORED REGULATIONS SHOULD ALSO BE INVESTIGATED FOR SIMILAR DIFFERENCES OR TRANSITION AREAS OF DENSITIES. Second by

Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ADDITIONAL MOTION BY MCCOLL TO 1) HAVE THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING FOR THE PURPOSE OF CONSIDERING THE REZONING OF THE PROPERTY WITHIN THE PLAN AREA IN A MANNER CONSISTENT WITH THE PLAN; 2) DIRECT THE CITY ATTORNEY TO BRING BEFORE THE CITY COUNCIL ON NOVEMBER 10, 1986, AN EMERGENCY ORDINANCE WHICH PROVIDES THAT NO DEVELOPMENT INCONSISTENT WITH THE REZONING PROGRAM THAT THE CITY COUNCIL HAS INITIATED OCCURS BEFORE THE REZONINGS PURSUANT TO THE PROVISIONS OF MUNICIPAL CODE SECTION 101.0205.2. AND UNDER THE URBAN DESIGN ELEMENT THAT WOULD ADD TO THE COMMUNITY PLAN 3) THAT FRONT YARDS SHALL HAVE A MINIMUM OF 75 PERCENT LANDSCAPING; 4) DIRECT THE CITY ATTORNEY TO DEFINE THE PIPELINE PROJECT FOR INCLUSION IN THIS ORDINANCE; AND 5) REFER TO THE ENGINEERING AND DEVELOPMENT DEPARTMENT FOR POSSIBLE INCLUSION IN THE EMERGENCY ORDINANCE THAT CURB CUTS SHALL BE LIMITED TO NO MORE THAN ONE 14-FOOT CURB CUT FOR EVERY 50 FEET OF STREET FRONTAGE AND THAT DRIVEWAY ACCESS (CONCRETE) SHALL BE LIMITED TO NO MORE THAN 150 SQUARE FEET FOR EVERY 50 FEET OF STREET FRONTAGE.

ALSO TO BE INCLUDED IN THE ORDINANCE A CLAUSE THAT WOULD STATE THAT ANY PLANS THAT HAVE RECEIVED INITIAL REVIEW BY THE BUILDING INSPECTION DEPARTMENT COULD PROCEED TO COMPLETE THE PROCESS, REFER THE ISSUE OF PARKING IN TERMS OF THE REZONING OF THE STRAIGHT C ZONE AND THE ISSUE OF THE TRANSITION FROM THE HIGH DENSITY TO THE SINGLE-FAMILY DENSITY TO THE PLANNING COMMISSION

AND ALSO DIRECT THE PLANNING COMMISSION TO REPORT TO COUNCIL ON NOVEMBER 10, 1986, REGARDING AN EMERGENCY ORDINANCE REZONE PROGRAM. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ADJOURNMENT:

By common consent the meeting was adjourned by Mayor O'Connor at 10:06 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: D585).